

CITY COUNCIL REPORT



Meeting Date: June 19, 2012
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Camelot Reserve (Topaz) 5-ZN-2012

Request to consider the following:

1. Adopt Ordinance No. 4032 approving the zoning map amendment from Single Family Residential District (R1-10) to Single Family Residential District, Planned Residential Development (R1-10 PRD), including the approval of a Development Plan with proposed amended development standards, finding that the Planned Residential District (PRD) criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on a 7.2 +/- acre site located at 77th Place and San Miguel Avenue.
2. Adopt Resolution No. 9103 declaring "Camelot Reserve Development Plan," as a public record.

OWNER

Iota Topaz at San Miguel, LLC
 949-255-2687

APPLICANT CONTACT

Ed Bull
 Ed Bull, Burch & Cracchiolo, P A
 602-234-9913

LOCATION

N. 77th Place & E. San Miguel Avenue (NE and NW corners)



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This designation supports medium to small-lot single-family residential communities, with densities that are typically more than one dwelling unit per acre.

Action Taken _____

Zoning

The subject site was annexed into the City of Scottsdale in 1961 under Ordinance 121, with Single-Family Residential District (R1-10) zoning, which allows medium-density single-family residential development, along with other specific uses that are appropriate for a residential setting. From the time of annexation to 2006, the entire parcel was occupied by one single-family residence. In 2006, the approximately 7.2 acre parcel was subdivided into a 20-lot single-family subdivision under case 14-PP-2006, utilizing straight R1-10 development standards.

Context

The subdivision is located at the intersection of N. 77th Place and E. San Miguel Avenue. The closest major cross streets are N. Hayden Road to the east and E. McDonald Drive to the north. To the north, the subdivision is bounded by condominiums, with Multi-Family Residential District (R-5) zoning, to the west is the Arizona Canal, to the east is a patio home community, zoned Townhouse Residential District (R-4), and to the south are single-family residences, zoned Single-Family Residential District (R1-7). Please refer to context graphics attached.

Key Items for Consideration

- 2001 General Plan
- Southern Scottsdale Character Area Plan
- PRD Ordinance Criteria
- Planning Commission heard this case on May 23, 2012 and recommended approval with a unanimous vote of 6-0

Other Related Policies, References:

- Zoning Ordinance
- Southern Scottsdale Character Area Plan (SSCAP)
- 14-PP-2006: Preliminary plat approval for a 20-lot single-family subdivision on approximately 7.2 acres
- 14-PP-2006#2: Minor amendment to the configuration of Lot 1 and Tract B

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant seeks approval to amend the R1-10 development standards for an existing 20-lot subdivision. Specifically, the applicant would like to amend the required front-yard setback from all internal street frontages from a minimum of 20 feet, to a minimum of 10 feet. No other development standards are proposed to be amended. Since it was originally platted, the subdivision has changed hands. The new developer of the subdivision would like the ability to construct homes closer to the internal private streets, which in turn will allow the developer to offer lots with larger back yards. The 10-foot setback would apply only to livable space and side-entry garages. Forward-facing garages would still require a 20-foot setback, consistent with the R1-10 zoning district.

Development Information

- Parcel Size: +/- 7.2 acres (net)
- Front Yard Setback Required: 20 feet from property line
- Front Yard Setback Proposed: 20 feet from property line for forward-facing garage, 10 feet from property line for livable floor area and side-entry garage
- Front Yard Setback Required (corner lot, side street): 15 feet
- Front Yard Setback Proposed (corner lot, side street): 10 feet

IMPACT ANALYSIS

Land Use

The subject subdivision was originally platted in 2006. The applicant is not proposing any changes to the original plat approval, with the exception of the required front yard setbacks. All remaining development standards associated with the R1-10 district will remain unchanged; including maximum allowed building height and density (see Exhibit A to Exhibit 1, "Proposed Amended Development Standards").

PRD Findings

That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.

- **The existing subdivision is consistent with the General Plan, Suburban Neighborhood designation. All infrastructure required for the subdivision, including water and sewer lines, internal streets and sidewalks, and drainage retention basins were completed by the previous developer. This application does not affect the overall design or intensity of the subdivision.**

That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

- **All perimeter and internal streets are existing and are adequately designed to handle potential traffic generated by this subdivision. No increase in density is proposed as part of this application that might impact traffic volume levels.**

The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the planned residential development will constitute a residential environment of sustained desirability and stability that will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

- **This is a request for amended development standards only, specifically required front yard setbacks adjacent to all internal streets. This is a gated community, with all lots fronting private streets. The proposed reduction in setbacks is not anticipated to disrupt the sustained desirability or stability of the surrounding neighborhood and no additional public facilities are proposed.**

Community Involvement

The applicant held an Open House at Pueblo Elementary School, 6320 N. 82nd Street, on 4/23/12 from 6:00 PM to 7:00 PM. Those in attendance expressed support for the proposal (see Attachment #5, "Citizen Involvement"). Property owners within a 750-foot radius of the site have been notified of the request and the site is posted with the required signage.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on May 23, 2012 and recommended approval with a unanimous vote of 6-0.

Recommended Approach:

Staff recommended that the Planning Commission find that the Planned Residential Development District (PRD) findings have been satisfied, and determine that the proposed zoning district map amendment is consistent and conforms to the adopted General Plan, and make a recommendation to City Council for approval of the Development Plan with Amended Development Standards, per the attached stipulations

STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4032 approving the zoning map amendment from Single Family Residential District (R1-10) to Single Family Residential District, Planned Residential Development (R1-10 PRD), including the approval of a Development Plan with proposed amended development standards, finding that the Planned Residential District (PRD) criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan on a 7.2 +/- acre site located at 77th Place and San Miguel Avenue.
2. Adopt Resolution No. 9103 declaring "Camelot Reserve Development Plan," as a public record.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT


Greg Bloemberg

Planner

480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov


APPROVED BY



Greg Bloomberg, Report Author

5-29-12

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/25/2012

Date



Kroy Ekblaw, Interim Administrator
Planning, Neighborhood and Transportation
480-312-7064, kekblaw@scottsdaleaz.gov

5/29/12

Date

ATTACHMENTS

1. Ordinance No. 4032
Exhibit 1. Stipulations
Exhibit 2. Zoning Map
2. Resolution No. 9103
Exhibit A. Camelot Reserve Development Plan
3. Context Aerial
- 3A. Aerial Close-Up
4. General Plan Map
5. Subdivision Plat
6. Citizen Involvement
7. City Notification Map
8. May 23, 2012 Planning Commission Minutes

ORDINANCE NO. 4032

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 5-ZN-2012 FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R1-10) TO SINGLE FAMILY RESIDENTIAL DISTRICT, PLANNED RESIDENTIAL DEVELOPMENT (R1-10 PRD) WITH A DEVELOPMENT PLAN AND PROPOSED AMENDED DEVELOPMENT STANDARDS ON A 7.2 +/- ACRE SITE LOCATED AT 77TH PLACE AND SAN MIGUEL AVENUE.

WHEREAS, the Planning Commission held a hearing on May 23, 2012;

WHEREAS, the City Council held a hearing on June 19, 2012; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, the Planning Commission has made findings in conformance with the requirements of the Planned Residential District (PRD) and the Council also finds:

- A) That the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development of surrounding areas.
- B) That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C) The Planning Commission and City Council further finds that the facts submitted with the application and presented at the hearing establish beyond a reasonable doubt that the planned residential development constitutes a residential environment of sustained desirability and stability that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 5-ZN-2012.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 7.2+/- acre parcel located at 77th Place and San Miguel Avenue, and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single Family Residential District (R1-10) to Single Family Residential District, Planned Residential Development (R1-10

PRD) with a development plan and proposed amended development standards set forth in Exhibit A of that certain document entitled "Camelot Reserve Development Plan," on file in the Office of the City Clerk and made a public record by Resolution No. 9103, which is hereby referred to, adopted and made a part of this ordinance as if fully set out herein.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 19th day of June, 2012.

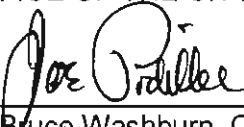
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
BY: Joe Padilla, Sr. Assistant City Attorney

Stipulations for the Zoning Application:

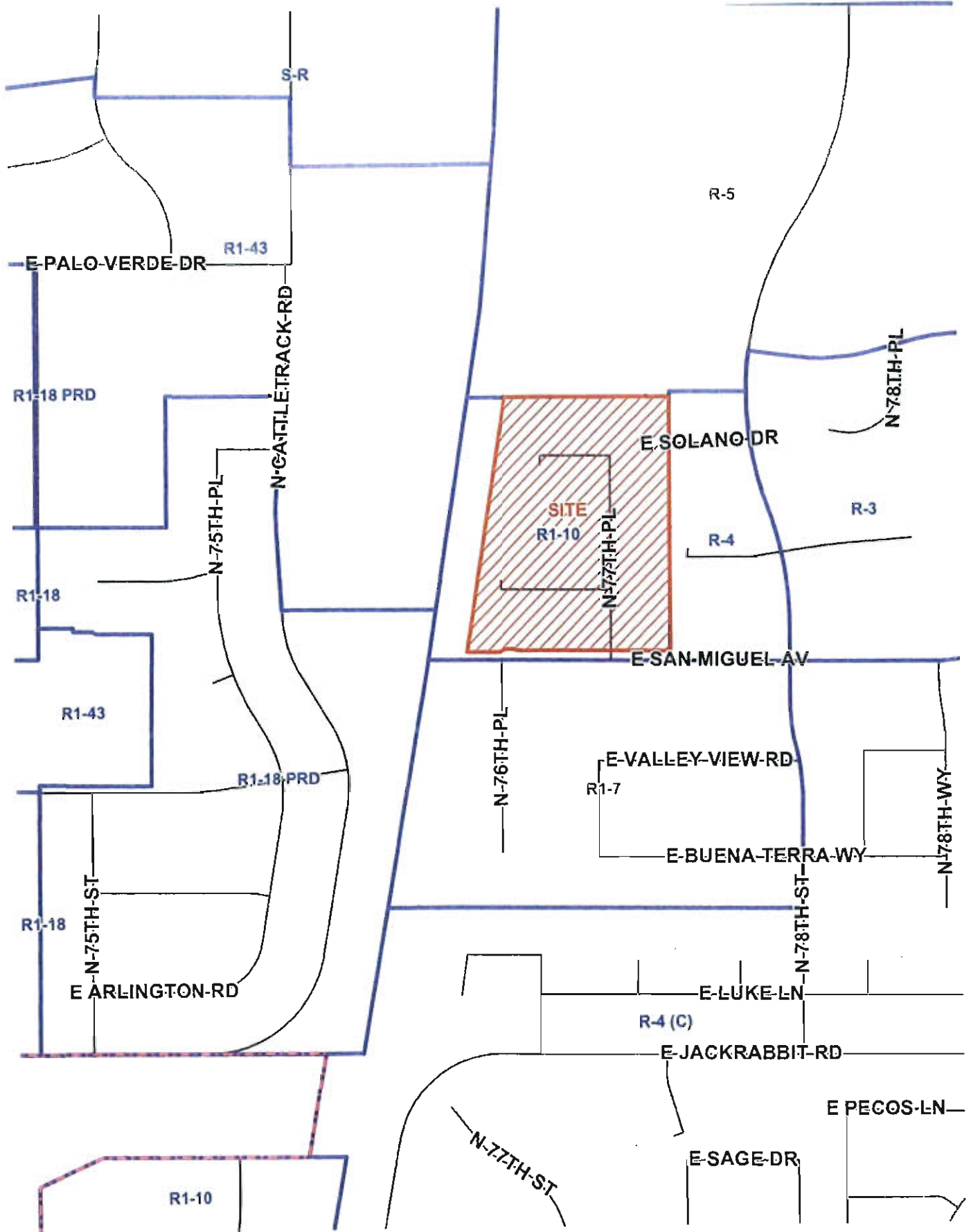
Camelot Reserve (Topaz)

Case Number: 5-ZN-2012

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN AND AMENDED DEVELOPMENT STANDARDS.
Development shall conform with the Development Plan and amended Development Standards with the city staff date of 5/16/12, entitled "Camelot Reserve Development Plan", which is on file with the City Clerk and made a Public Record by Resolution No. 9103 and incorporated into these stipulations and ordinance by Reference as Fully Set Forth Herein. Any change to the development standards shall be subject to additional public hearings before Planning Commission and City Council.



5-ZN-2012

Exhibit 2
Ordinance No. 4032
Page 1 of 1

RESOLUTION NO. 9103

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "CAMELOT RESERVE DEVELOPMENT PLAN."

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Camelot Reserve Development Plan," attached as exhibit A, three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of June, 2012.

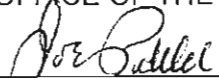
ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Bruce Washburn, City Attorney
By: JUE Padilla _____

Camelot Reserve Development Plan

Project Narrative

Revised 5/15/12

Project History

Camelot Reserve (f/k/a Topaz by Starpointe) was platted in 2008 by Starpointe Topaz, LLC as a gated private street neighborhood, yielding 20 lots with an average lot size of 80' x 125'. The site is zoned R1-10. Subdivision infrastructure (including streets, utilities, perimeter walls, and landscaping) was completed sometime in 2009, except for the entry gate. However, the development never moved forward and no homes were ever constructed. The development remains vacant today. The property is now in escrow with an entity controlled by Camelot Homes.

The site is bordered to the north by a condo complex zoned R-5, to the east by patio homes in an R-4 district, to the south by single family homes in a R1-7 district and to the west by the SRP canal.

Current Request

Camelot Homes desires to rezone the subject site from R1-10 to R1-10 PRD in order to change the front yard setback and street side yard setback applicable to the development. The setbacks for the subject site in the R1-10 zoning district are:

- Front – 30'
- Rear – 25'
- Interior Side Yard – 7' & 7'
- Street Side Yard – 15'

Given the 125' lot depth these setbacks allow for only a 70' deep building envelop. Camelot is currently building homes at Windrose Estates located at the SEC of 94th Street and Sweetwater in a R1-10 PRD zoned site. It is Camelot's desire to build the same home series at the Topaz site; however, with the current setbacks of the R1-10, district Camelot's product will not fit on the lots.

Camelot desires to change the front setback to 20' for forward facing garages and 10' for livable areas and side entry garages, change the street side yard setback (on lots 1, 7 & 9) to 10', and leave the remaining setbacks unchanged. The requested setbacks would be as follows:

- Front – 20' to forward facing garages, 10' to livable areas and side entry garages;
- Rear – 25'
- Interior Side Yard – 7' & 7'
- Street Side Yard – 10'

The subject site is a private gated neighborhood with no cut through traffic. This requested change will have no negative impact on any of the neighboring property owners since the rear setbacks remain unchanged adjacent to any boundary with existing neighbors. By reducing the front yard setback, the impact on the neighboring properties improves by allowing for the opportunity to move the homes forward on the lots thus increasing the size of the rear yard and increasing the distance from the rear of the homes to the adjacent property owners bordering the site. Reducing the front yard setback will also benefit future residents of Camelot Reserve by providing the opportunity for additional architectural variety and a more diverse interior streetscape.

The street side yard setback affects only lots 1, 7 & 9. For lots 7 and 9 we consider 77th Place to be the front of the lot. For lot 9 we consider all portions of lot 9 bordering Solano Drive to be the street side yard and hereby confirm staff's determination that no part of the cul-de-sac portion of Solano Drive is to be considered the rear portion of lot 9 for setback purposes.

PRD Findings

We believe the Planning Commission and City Council can make the following PRD Findings:

A. That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.

Response. This request is for Amended Development Standards for a previously approved development. The Plat previously approved under Case Nos. 14-PP-2006 and 14-PP-2006#2 confirmed this development is in substantial harmony with the General Plan and is coordinated with existing development of surrounding areas.

B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

Response. The streets are suitable and adequate to serve the 20 lots and the anticipated traffic which will be generated thereby.

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing will establish beyond a reasonable doubt that the planned residential development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities such as schools, playgrounds and parks, are adequate to serve the anticipated population.

Response. The subject site is a private gated neighborhood with no cut through traffic. This requested change to front yard setbacks will have no negative impact on any of the neighboring property owners since the rear setbacks remain unchanged adjacent to any boundary with existing neighbors. By reducing the front yard setback, the impact on the neighboring properties improves by allowing for the opportunity to move the homes forward on the lots thus increasing the size of the rear yard and increasing the distance from the rear of the homes to the adjacent property owners bordering the site. Further, by reducing the front yard setback, this increases the opportunity for single story plans to fit on the lots which is a

preferred condition over a shorter building envelope that otherwise would only allow for mainly two story homes. Reducing the front yard setback will also benefit future residents of Camelot Reserve by providing the opportunity for additional architectural variety and a more diverse interior streetscape. Therefore, this development will constitute a residential environment of sustained desirability and stability and will be in harmony with the character of the surrounding area. Further, public facilities such as schools, playgrounds and parks are adequate to serve the anticipated population.

The Camelot Reserve Development Plan also incorporates by reference Case Nos. 14-PP-2006 and 14-PP-2006#2, on file with the City of Scottsdale Development Service Records Department.

AMENDED DEVELOPMENT STANDARDS FOR
CAMELOT RESERVE F/K/A TOPAZ AT STARPOINTE

CASE NO. 5-ZN-2012

Modifications are shown in **BOLD CAPS** and Deletions by ~~strike throughs~~

Revised 5/15/12

Sec. 5.400. (R1-10) SINGLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 5.401. Purpose.

This district is intended to promote and preserve residential development. Lot size permits a higher density of population. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.402. Use Regulations.

- A. Permitted uses. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - 1. Any use permitted in the (R1-43) single-family residential district (see section 5.102A).
- B. Permitted uses by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

Section 5.403. Approvals Required.

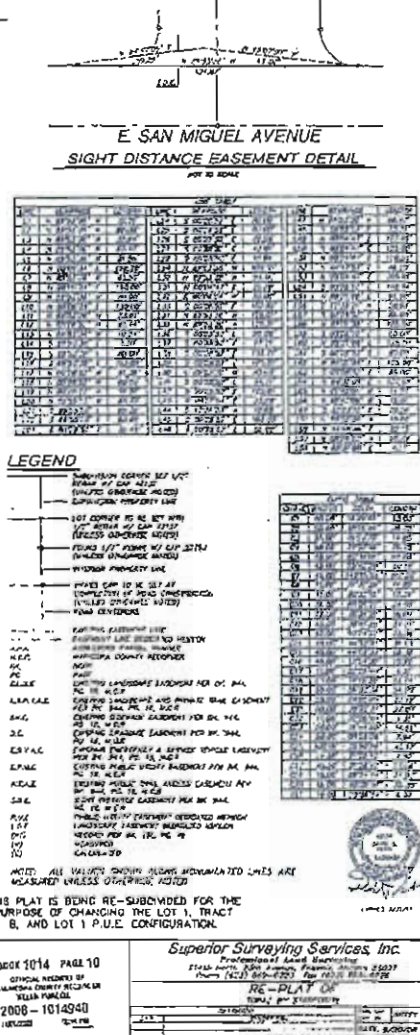
Prior to development of any municipal use or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

Section 5.404. Property Development Standards.

The following property development standards shall apply to all land and buildings in the R1-10 district:

- A. Lot Area.
 - 1. Each lot shall have a minimum area of not less than ten thousand (10,000) square feet.
 - 2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.
- B. Lot Dimension.
 - 1. Width. All lots shall have a minimum width of eighty (80) feet.
- C. Density. There shall be no more than one (1) single-family unit on anyone (1) lot.
- D. Building Height. No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.
- E. Yards.

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than ~~thirty (30) feet~~ **TEN (10) FEET TO LIVABLE AND SIDE ENTRY GARAGES; TWENTY (20) FEET TO FORWARD FACING GARAGES.**
 - b. Where lots have a double frontage on two (2) streets, the required front yard of ~~thirty (30) feet~~ **TEN (10) FEET TO LIVABLE AND SIDE ENTRY GARAGES; TWENTY (20) FEET TO FORWARD FACING GARAGES** shall be provided on ~~both THE INTERNAL streets~~ **ONLY.**
 - c. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard conforming to the front yard requirements on the street with the narrowest frontage and a yard of not less than ~~fifteen (15) feet~~ **TEN (10) FEET** on the intersecting streets. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.
 2. Side Yard. There shall be a side yard on each side of a building having an aggregate width of not less than seven (7) feet.
 3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.
 - a. The main building or additions to the main building may extend into the required rear yard subject to the following requirements:
 - (1) The main building or additions to the main building shall be set back fifteen (15) feet from the rear property line.
 - (2) The main building or additions to the main building shall not occupy more than thirty (30) percent of the area between the rear setback line and the rear property line.
 4. Other requirements and exceptions as specified in article VII.
- F. Distance Between Buildings.
1. There shall not be less than ten (10) feet between an accessory building and the main building.
 2. The minimum distance between main buildings on adjacent lots shall not be less than fourteen (14) feet.
- G. Buildings, Walls, Fences and Landscaping. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required side or rear yard. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
- H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.





ATTACHMENT #3

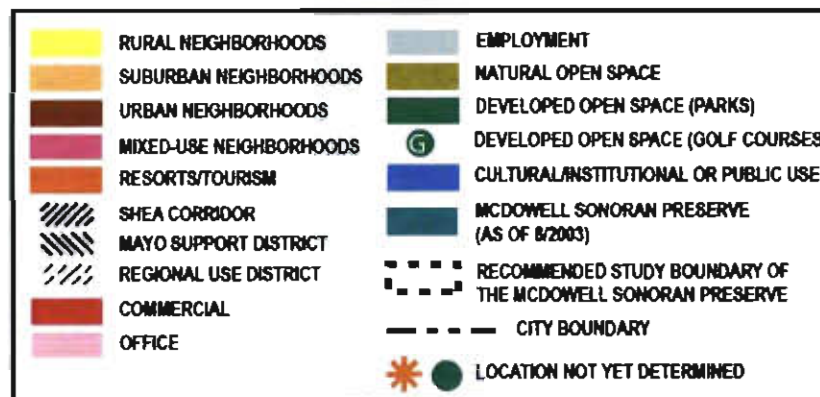
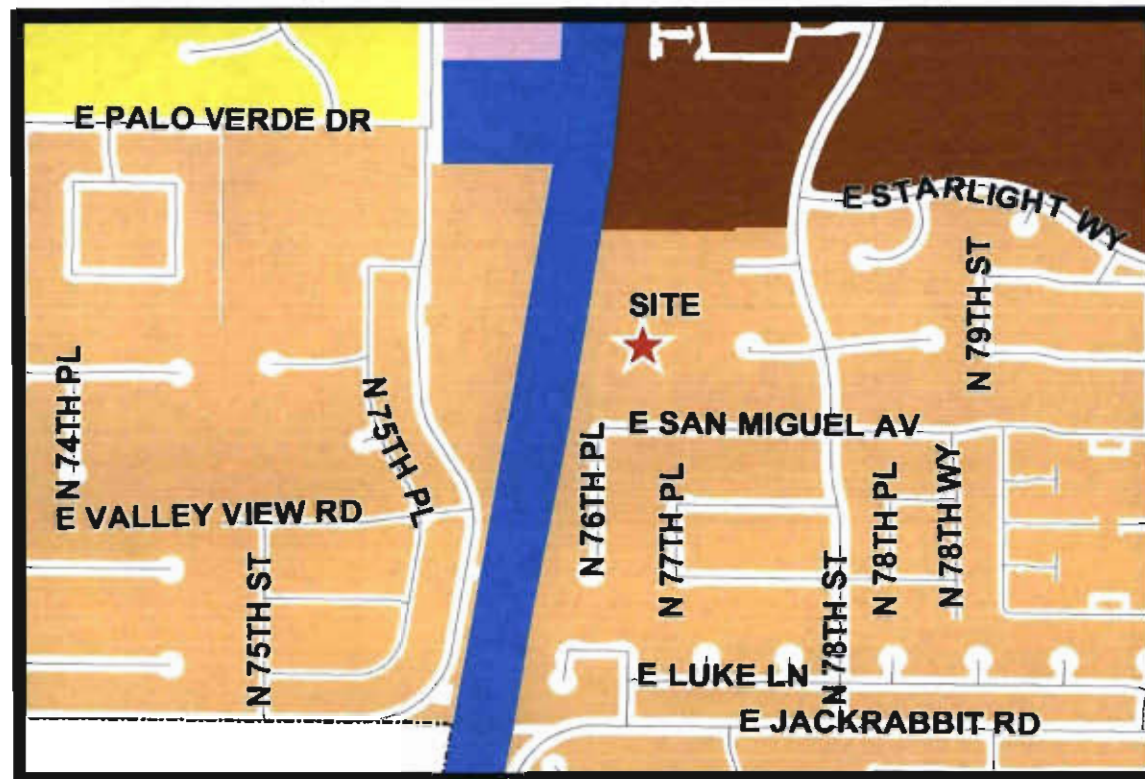


Camelot Reserve (Topaz)

5-ZN-2012

ATTACHMENT #3A

Existing General Plan Land Use Map



5-ZN-2012
ATTACHMENT #4

Bloemberg, Greg

From: Tom Kirk [tkirk@CAMELOTHOMES.com]
Sent: Wednesday, April 25, 2012 11:22 AM
To: Bloemberg, Greg
Cc: Ed Bull; Ricki Horowitz
Subject: Camelot Reserve (fka Topaz) Neighborhood meetings
Attachments: MD-621N_20120425_090911.pdf; Neighborhood mtg agenda.doc

Greg

Just wanted to update you on the 2 neighborhood meetings we conducted the last 2 evenings. The attendance sheets and agenda for both are attached. Five households (8 people) attended Monday's meeting and only 2 people (2 households) attended Tuesday's meeting. Obviously a low turnouts for both meetings but the take away for us is this rezoning request is not controversial and based on the feedback from those that did attend they are happy to see Camelot Homes coming to their neighborhood. We heard nothing but positive comments and excitement from those that attended. I understand that we are scheduled for P&Z on May 23rd. Is it possible to go ahead and schedule this case for City Council now too for a June council meeting date.

Also we have some landscape enhancements and changes we want to make to the retention area in the southeast corner of the site. Can we submit plans for review during the rezoning process.

Please feel free to contact me if you have any questions regarding the neighborhood meetings.

Tom

Thomas Kirk | Chief Operating Officer | Camelot Homes, Inc.
6607 N. Scottsdale Rd., Suite H-100 | Scottsdale, AZ 85250
Tel 480-367-4316 | Fax 480-367-4350 | Cell 602-228-7997 | www.camelothomes.com

ATTACHMENT #6



April 4, 2012

RE: Camelot Reserve f/k/a Topaz at Starpointe

Dear Neighbor:

Camelot Homes (Camelot) is in the process of acquiring the vacant, gated 20 lot subdivision at 77th Street and San Miguel. Camelot intends to offer single-family detached homes ranging in size from 2,900 – 4,000+ square feet on 10,000 square foot lots. Home prices have not yet been established, but will likely range from the mid \$600,000 to mid \$700,000.

As part of the acquisition, Camelot desires to add a "PRD" (Planned Residential Development) designation to the property's "R1-10" zoning to allow for a smaller front yard setback. Since all homes will face the internal streets within this gated subdivision, this change to front yards is internal to the subdivision and will have the impact of pulling the homes forward on the individual lots thereby allowing for larger rear yards as well as allowing for a greater percentage of single-story homes to fit on the lots. This PRD rezoning request will not change the density or lot configuration, and all of the other development standards for the project will remain unchanged from those approved in 2007/2008. Our site plan is attached for your reference.

To learn more about our proposed development, you are invited to attend an informational meeting on April 23, 2012 at 6:00 p.m. in the Cafeteria at Pueblo Elementary School located at 6320 N. 82nd Street, Scottsdale, AZ 85250. A map of the school is attached.

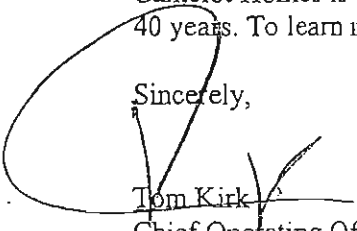
Contacts for our development and this PRD application are:

Camelot Homes
Tom Kirk, Chief Operating Officer
480-367-4316
tkirk@camelothomes.com

City of Scottsdale
Greg Bloemberg, Planner
480-312-4306
gbloemberg@scottsdaleaz.gov

Camelot Homes is a family owned company that has been building luxury homes in the Valley for over 40 years. To learn more about Camelot Homes visit our website at Camelothomes.com.

Sincerely,


Tom Kirk
Chief Operating Officer



CAMELOT HOMES

Aspire Higher™

Camelot Reserve Neighborhood Meeting
April 23, 2012

- Welcome
- About Camelot Homes
- The Project
- Setback Change Request
- Proposed Product
- Q &A

Sign In Sheet

4/23/12

[illegible]

4/24/12

[illegible]

Paula J. Randolph
7757 E. San Miguel Avenue
Scottsdale, AZ 85250

April 18, 2012

Mr. Tom Kirk, COO
Camelot Homes

Mr. Greg Bloemberg, Planner
City of Scottsdale

Re: Camelot Reserve at 77th St. and San Miguel

Dear Messrs. Kirk and Bloemberg:

I am unable to attend the informational meeting scheduled for next week so I'm writing to you today to offer my observations and commentary regarding the proposed subdivision as well as the PRD rezoning request on said parcel.

In my professional career I have had a long tenure working with Camelot and was very pleased to see that they had acquired the parcel at the end of my street. Their ability to provide award winning architecture throughout the valley is well documented and will serve our neighborhood well. The proposed change to the existing zoning does not negatively impact neighbors; in fact, it will provide an additional buffer as well as add to the attractiveness and salability of the homes.

I would encourage the City to expedite the request and allow Camelot to start as quickly as possible. I also appreciate both the City's and Camelot's information keeping me abreast of progress. If there is further information you require, please feel free to contact me.

Sincerely,

Paula

Paula Randolph
Prandolph3@cox.net
602.820.4558

Cc: Mike Brekke

Bloemberg, Greg

From: David G. Reich [dgreich@gmail.com]
Sent: Friday, April 27, 2012 2:41 PM
To: Bloemberg, Greg
Subject: Camelot Reserve Project

Dear Greg,

My name is David Reich and I've lived in the area near the new Camelot Reserve project since 1994. I attended the meeting they had on 4/23/12 and I believe the project will be an asset to the community in terms of physical appearance, property values, and demographics.

In my opinion, the other residents (6-8) who attended also seemed very positive about the plan presented.

Respectfully,

David Reich

Bloemberg, Greg

From: Greg Kretzer [greg.kretzer@me.com]
Sent: Friday, April 27, 2012 11:47 AM
To: Bloemberg, Greg
Subject: Camelot Reserve f/k/a Topaz at Starpointe

Greg,

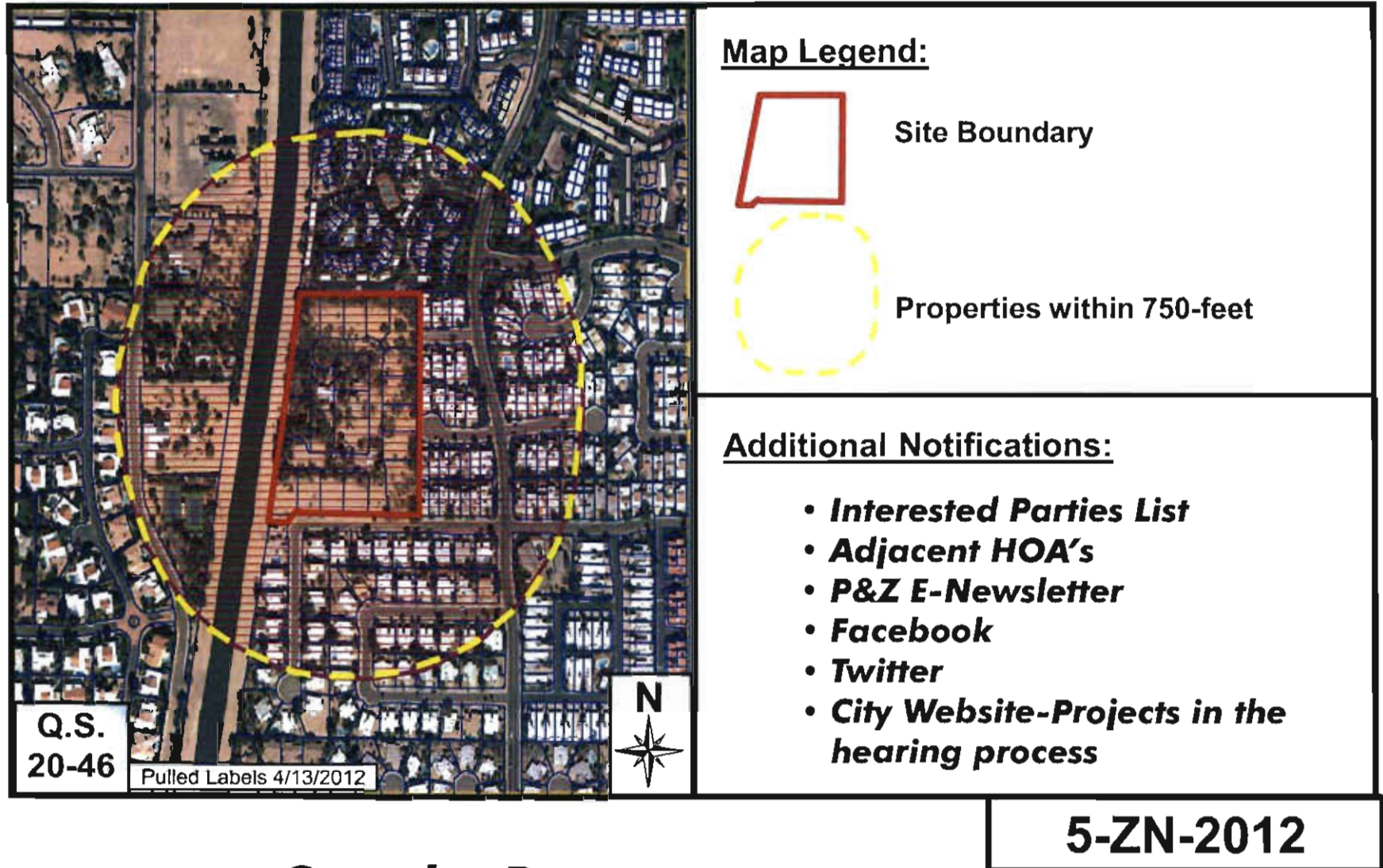
I just wanted to send you a short note to share our excitement about the new development that Camelot Homes is considering for their 77th Street and San Miguel property. We have lived in this neighborhood for over 10 years and are happy to see that Camelot is going to offer some amazing designs for both homes and landscaping. My wife, Doris, and I are looking forward to watching this project get underway and we are going to take a close look at considering this subdivision for our next home.

Have a great weekend.

Regards,

Greg Kretzer
greg.kretzer@me.com

City Notifications – Mailing List Selection Map



EXPEDITED AGENDA

2. 11-GP-2011 (The Reserve)

3. 17-ZN-2011 (The Reserve)

COMMISSONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 11-GP-2011 AND 17-ZN-2011, PER THE STAFF RECOMMENDED STIPULATIONS, AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN. SECONDED BY COMMISSIONER EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0); COMMISSIONER FILSINGER RECUSED.

4. 41-UP-2011 (Atlantic Development Heliport)

5. 5-ZN-2012 (Camelot Reserve (Topaz))

COMMISSONER BRANTNER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 41-UP-2011 AND 5-ZN-2012, PER THE STAFF RECOMMENDED STIPULATIONS, AFTER FINDING THAT THE PLANNED RESIDENTIAL DEVELOPMENT CRITERIA HAVE BEEN MET, AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN, AND BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

6. 3-GP-2012 (Echo at Windgate)

7. 3-ZN-2012 (Echo at Windgate)

Joe Meli

COMMISSIONER FILSINGER MOVED TO CONTINUE CASES 3-GP-2012 AND 3-ZN-2012 (ECHO AT WINDGATE) TO JUNE 13, 2012. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0); COMMISSIONER CODY RECUSED.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:08p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at: www.scottsdaleaz.gov/boards/PC.asp

Via Email

June 12, 2012

Mr. Greg Bloemberg

Project Coordination Manager

City of Scottsdale

Re: 5-ZN-2012 Camelot Reserve

Dear Mr. Bloemberg,

I own an acre adjacent to the subject property and would like to offer my support for the case. The applicant met with me and explained the need for the addition of the PRD. This project and Camelot Homes will be a welcome addition to the neighborhood.

Thank you!

A handwritten signature in black ink, appearing to read "Steven Voss", followed by a period.

Steven Voss

5777 N. Cattletrack Road (No Mail)